

SPECIAL MEETING

AGENDA BROWN COUNTY HOUSING AUTHORITY Monday, June 25, 2018, 8:00 a.m. City Hall, 100 N. Jefferson Street, Room 310 Green Bay, WI 54301

MEMBERS PRESENT: Corday Goddard –Chair, Tom Diedrick and John Fenner

MEMBERS EXCUSED: Ann Hartman

ABSENT: Sup. Andy Nicholson

OTHERS PRESENT: Robyn Hallet, Cheryl Renier-Wigg, Stephanie Schmutzer and Jonathan Ehlke (via Phone)

NEW BUSINESS:

1. Consideration with possible action on a request from TWG Development for financial support for a housing project, Broadway Lofts.

J. Ehlke thanked the Authority for meeting with him regarding the Broadway Loft projects and explained the purpose of the meeting is to request funding approval. He presented background information about TWG Development. He informed the Authority that TWG has an in-house construction and management company which gives them control of every aspect of this development from concept to construction. Additional information shared included when the company started, the number of units constructed and the economic impact they have on communities.

J. Ehlke then went into details regarding the Broadway Lofts projects. This parcel of land is on the old Larsen Green property and is now called the Railyard. He stated TWG's target is affordable housing for the workforce, for which there is a great demand now in our community, especially in downtown... He explained there will be on-site management of the property and the construction will take approximately one year and will create 120 temporary positions for construction workers. There will be 107 1, 2, and 3 bedroom unit apartments; 14 townhouses (3-bedroom 2 bathrooms) and one four story building along Broadway with 93 1, 2 and 3-bedroom apartments units. They will be serving a wide array of affordable housing, along with some higher income earners. He broke down who they will be serving in the area and the types of jobs they the tenants will likely have, which will be for those who work for the community and for everyday people in the community who cannot afford the average rent in Green Bay.

He gave an overview of funding sources for the project. At present, they have just over \$19 million for the project. The majority of the funding is coming from the Low Income Housing Tax Credit equity and a substantial amount as a deferred development fee that will cover the gap. They received a loan from Green Bay Housing Authority (GBHA) in the amount of \$530,000 at 1.5 percent for 35 years and the Redevelopment Authority (RDA) has also awarded HOME Funds in the amount of \$100,000. RDA also approved the TIF for the project. At this time they would like to request \$150,000 from the BCHA to make this project work.

J. Ehlke went into details regarding the project, including the layout of the apartments and townhomes, where they will be placed, parking and elevation.

He then went through the project schedule. Hoping for the awarding of funds from WHEDA in August, construction will begin then in the spring of 2019, with a 14 to 15 month construction period. A completion date for the completed buildings would be in July of 2020.

T. Diedrick asked J. Ehlke to explain to C. Goddard the information that was talked about on June 21, 2018, regarding accessibility. J. Ehlke stated that 40 percent of the apartments will have a roll-in shower, 100 percent will have lever handles on doors and sinks. He stated he is looking for feedback on the minimum door size and as of now, every door is 32 inches in width and all the accessible apartments have 36 inch doors. They are committed to accessibility. The only question they have is what percentage of units will have 36 inch door versus 32 inch doors. He will get the information for the Authority as soon as he can.

. C. Goddard asked how or if this development impacts the concentration of poverty in that particular area of town. J. Ehlke stated he doesn't think there is a concentration of poverty, but rather a concentration of affordable workforce housing. C. Renier-Wigg stated that one of the issues that came up was that there was a fear there wouldn't be enough lower-income housing for those making less than 30 percent of AMI. Members of the GBHA were looking for more transitional housing from shelter and work your way up. They feel that there is a way for the lower-income families to be served in this project. T. Diedrick stated that TWG will also accept Housing Choice Vouchers.

C. Goddard asked J. Ehlke if they didn't approve this, would their project be dead. J. Ehlke responded essentially yes because the project is very tight.

J. Fenner asked if there are no longer the specific guidelines, as they had discussed last year about the Broadway Lofts, regarding homelessness, transitional housing and working with NEW Community Shelter. J. Ehlke stated that was correct. C. Goddard asked if there was anything prohibiting that from happening. J. Ehlke stated no. He stated last year they went for the nine percent allocation of tax credit, but did not receive that funding, which would have allowed for a much higher percentage of to be funded via tax credit. Without the funding, there is no longer a need for additional requirements on the project such as housing for homeless or working with a local shelter. Those types of arrangements are very costly, so they had to remove them to make the project work financially. The opportunity they have is to permit the use vouchers if applicants are referred from a shelter. He stated it's not a requirement on the front end, but they are willing to work it from the back end by working with NEW Community Shelter.

There was discussion about the BCHA commitment last time, which was only for eight Project Based Vouchers; there was no grant or loan committed by BCHA last time.

T. Diedrick asked if the money can be provided as a grant of \$75,000 and a loan for \$75,000 with the same terms as the GBHA. J. Ehlke responded affirmatively. T. Diedrick then asked since it is less money, if they could look a loan of 15 years versus 35 years. J. Ehlke stated they would be willing to work with that. He stated he likes the fact that they would be recycling money back into the Authority so it could be used for another worthy project down the line.

A motion was made by T. Diedrick, seconded by J. Fenner to approve the \$150,000 request of TWG to be given in a grant of \$75,000 and \$75,000 in the form of a 1.5 percent loan payable over 15 years. Motion carried.

A motion was made by J. Fenner, seconded by T. Diedrick to adjourn 8:44 a.m.

JD: RAH